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PUBLIC NOTICES

LEGAL NOTICE
ZONING BOARD OF APPEALS
 21 ALLEN STREET
 Notice is hereby given that the Pembroke Zoning Board of Appeals will hold a public hearing on Monday, January 26, 2026, at 7:00 PM at Braitree Town Hall, One JFK Memorial Drive, Braitree, Massachusetts 02184.

The Full Application may be reviewed at the Department of Planning and Community Development in Braitree Town Hall at 1 J.F.K. Memorial Drive on Monday, Wednesday and Thursday from 8:30 AM to 4:30 PM, Tuesday from 8:30 AM to 7:00 PM and Friday from 8:30 AM to 1:00 PM or on the Town's Website <https://braitree.ma.gov/10/69/Current-Applications>.
 ADR 11985772
 PL 01/09 & 01/16/2026

LEGAL NOTICE
 123 SUMMER ST. HINGHAM
 PUBLIC HEARING
 The Hingham Conservation Commission will hold a public hearing pursuant to M.G.L. Ch. 131, Section 40 and the Hingham Wetlands Protection Bylaw on JANUARY 26, 2026 at 7:00PM in a remote meeting via Zoom (Dial In: 929-205-6099, Website: <https://zoom.us/join Meeting ID: 825 1522 3257>), by the NOTICE OF INTENT filed by DANA PALMER-DONNELLY for property located at 123 SUMMER STREET HINGHAM MA 02043 (ASSESSORS MAP 52, LOT 8). The proposal is to remove existing pool and to renovate the associated hardscape and pool cabana. The application and plans for said proposal will be posted on the Commission's website at www.hingham.ma.gov/866/Pending-Applications at least 48 hours in advance of the hearing.

LEGAL NOTICE
 14 Hillcrest Road
 The following Petition will be heard by the Zoning Board of Appeals on Monday, January 26, 2026, at 7:00 P.M. at Braitree Town Hall, One JFK Memorial Drive, Braitree, Massachusetts 02184.
 ADR 11986731
 PL 01/16/2026

LEGAL NOTICE
 14 Hillcrest Road
 Noreen Alfi, Applicant, for relief from Braitree Zoning Ordinance pursuant to Chapters 135-403 (A) and 135-701 to construct an addition to the pre-existing

Govt Public Notices
LEGAL NOTICE
 502 SOUTH MAIN STREET
 Town of Randolph
 Public Hearing
 The Randolph Town Council, in its capacity as the Special Permit Granting Authority pursuant to M.G.L. ch. 40A, Section 9 and the Town's Zoning Ordinances, including 5-10.2 and 5-11.2, will conduct a public hearing on Monday, January 26, 2026 at 6:15 P.M., which may be attended in person at Randolph Town Hall - Chapin Hall - 41 South Main Street, Randolph, MA 02388, or electronically via Zoom or telephone conference. The public hearing concerns the request of the applicant, 502 South Main Holdings LLC, for an extension of a special permit that was granted in 2020 concerning the development located at 502 South Main Street, Randolph, MA 02388, Assessor's Map 70, Block A, Parcel 2.542, pursuant to the Town's Union Crossing Transit District Zoning Ordinance. Project plans and additional information are available through the Randolph Town Clerk's Office during regular business hours at 47 offices of the Town Clerk, 41 South Main Street, Randolph, MA. The Zoom link and telephone information to connect to the public hearing may be found on the Randolph website calendar on the day of the meeting.
 #11980076
 PL 1/9, 1/16/26

Public Notices
LEGAL NOTICE
 159 Atlantic Ave
LEGAL NOTICE
NOTICE OF PUBLIC HEARING
COHASSET ZONING BOARD
 The Cohasset Zoning Board of Appeals will hold a hybrid public hearing on Monday, February 2, 2026, at 7:00 PM at 91 Sohier Street, Willcutt Commons regarding an application filed by Erin and Michael Ryan for the property located at 159 Atlantic Ave, Cohasset, MA, shown on Assessor's Parcel ID: F3-29-031. The hearing is also accessible via Zoom. Applicant ID: 886 4973 0039, Passcode: 929648. The applicant seeks a special permit for construction within the Floodplain and Watershed Protection Overlay District. File #: 26.01.05c.

LEGAL NOTICE
 121 Beals Road
LEGAL NOTICE
 The following Petition will be heard by the Zoning Board of Appeals on Monday, January 26, 2026, at 7:00 P.M. at Braitree Town Hall, One JFK Memorial Drive, Braitree, Massachusetts 02184.
 Petition #25-03
 121 Beals Road
 Joseph Burke III, Applicant, for relief from Braitree Zoning Ordinance pursuant to chapters 135-403 (A) and 135-701 to construct a deck and addition to the pre-existing non-conforming Single-Family Dwelling. The Applicant seeks a Finding as to the deck and addition are within the rear yard setback at 4'-5" to 10'-8", where 30' ft. is required. The property is located at 121 Beals Rd., zone 4-Residence 2 and within the Watershed Protection Overlay District as shown on Assessor's Plan 1055 Lot 23 with a total lot area of 7,114 sq. ft.
 ADR 11988450
 PL 01/16 & 01/23/2026

LEGAL NOTICE
 160 Schoopett St
DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERWAYS REGULATION PROGRAM
 Notice of License Application Pursuant to M.G.L. Chapter 91 North & South Rivers Watershed Association
NOTIFICATION DATE: January 16, 2026
 Public notice is hereby given that the Waterways Regulation Program by North & South Rivers Watershed Association to construct and maintain a pier, gangway, and float at 160 Schoopett Street in the municipality of Pembroke within the waters of North River. The proposed project has been determined to be water-dependent.
 The Department will consider all written comments on this Waterways application received within 30 days subsequent to the Notification Date. Failure of any aggrieved person or group of persons or more, with at least five (5) in which the license or permitted activity is located, to submit written comments to the Waterways Regulation Program by the Public Comments Deadline will result in the waiver of any right to an adjudicatory hearing in accordance with 310 CMR 6.13(4)(c).
 Project plans and documents for the Waterways application are on file for public viewing electronically at: <https://eapline.eea.state.ma.us/EEA/PublicApp/> (enter 25-WV01 0165-APP in the Search Page at the Record ID). If you need assistance, please contact chris.lino@cozzeri.com or if you do not have access to email, please leave voice mail at (857) 268-6653 and you will be contacted with information on alternative options.
 Written comments must be addressed to: Christine Koczeri, Environmental Analyst, DEP Waterways Regulation Program, 20 Riverside Drive, Lakeville, MA 02347.
 ADR 11982648
 PL 01/16/2026

LEGAL NOTICE
 254 Church St Unit 4
LEGAL NOTICE
NOTICE OF PUBLIC HEARING
ZONING BOARD OF APPEALS
 Notice is hereby given that the Pembroke Zoning Board of Appeals will hold a public hearing on Monday, January 26, 2026, at 7:00 pm in Pembroke Community Center, 128 Center Street, 102A/102B 1st floor, on the application of atherine Black, 506 Pine Street, Marshfield, MA, requesting a special permit in accordance with the Zoning Bylaws of the Town of Pembroke, Sec. IV.4.B.5., opening "Black Cat Tattoo", a Body Art Establishment only in the area described in Section III Establishment of Districts, sub-section 4, Business District B, sections A, B, C, and D. The property is located at 254 Church Street, Unit 4, Pembroke, MA 02659.
 The applicant, as shown on Assessor's Map 615 Lot 37. A copy of the application is available in the Office of the Planning Board at Pembroke Town Hall.
 Frederick Casavant, Chair
 ADR 11973146
 PL 01/09 & 01/16/2026

LEGAL NOTICE
 391 Elm Street
LEGAL NOTICE
 The following Petition will be heard by the Zoning Board of Appeals on Monday, January 26, 2026, at 7:00 P.M. at Braitree Town Hall, One JFK Memorial Drive, Braitree, Massachusetts 02184.
 Petition #26-01
 391 Elm Street
 George Clements, Applicant, for relief from Braitree Zoning Ordinance Requirements pursuant to Chapters 135-402, 135-403 (A), and 135-501. The Applicant seeks a determination of use under Section 135-402 to continue the existing non-conforming use of an Apartment House (5 Units). The property is located at 391 Elm St., zoned Residence B as shown on Assessor's Map 1055 Lot 7 with a total lot area of 30,347 sq. ft.
 The Full Application may be reviewed at the Department of Planning and Community Development in Braitree Town Hall at 1 J.F.K. Memorial Drive on Monday, Wednesday and Thursday from 8:30 AM to 4:30 PM, Tuesday from 8:30 AM to 7:00 PM and Friday from 8:30 AM to 1:00 PM or on the Town's Website <https://braitree.ma.gov/10/69/Current-Applications>.
 ADR 11985667
 PL 01/09, 01/16/2025

LEGAL NOTICE
 41 Hillside Rd Braitree
 The following Petition will be heard by the Zoning Board of Appeals on Monday, January 26, 2026, at 7:00 P.M. at Braitree Town Hall, One JFK Memorial Drive, Braitree, Massachusetts 02184.
 Petition #25-28
 41 Hillside Road
 Matt McLean, Applicant, for relief from Braitree Zoning Ordinance pursuant to Chapters 135-403 (A) and 135-701 to construct a second story addition to pre-existing non-conforming Single-Family Dwelling. The Applicant seeks a

Public Notices
 motor vehicle will be sold at private auction to satisfy our garage keepers lien, therefor the towing and storage charges, plus the expenses of notices and sale.
 2024 Subaru Impreza VIN# JF1GUA6CR6882081
 ADR# 11985776
 PL 01/02, 01/16/2026

Public Notices
 41 Hillside Rd Braitree
 The following Petition will be heard by the Zoning Board of Appeals on Monday, January 26, 2026, at 7:00 P.M. at Braitree Town Hall, One JFK Memorial Drive, Braitree, Massachusetts 02184.
 Petition #25-28
 41 Hillside Road
 Matt McLean, Applicant, for relief from Braitree Zoning Ordinance pursuant to Chapters 135-403 (A) and 135-701 to construct a second story addition to pre-existing non-conforming Single-Family Dwelling. The Applicant seeks a

Public Notices
 ing to construct a second story addition as the dwelling is within the rear yard setback at 20 ft., where 30 ft. is required. The property is located at 41 Hillside Rd, zoned Residence B as shown on Assessor's Plan 1055 Lot 3E with a total lot area of 8,246 sq. ft.
 The Full Application may be reviewed at the Department of Planning and Community Development in Braitree Town Hall at 1 J.F.K. Memorial Drive on Monday, Wednesday and Thursday from 8:30 AM to 4:30 PM, Tuesday from 8:30 AM to 7:00 PM and Friday from 8:30 AM to 1:00 PM or on the Town's Website <https://braitree.ma.gov/10/69/Current-Applications>.
 ADR 11985359
 PL 01/09, 01/16/2026

Public Notices
 54 - 60 Beach St.
LEGAL NOTICE
NOTICE OF PUBLIC HEARING
COHASSET ZONING BOARD
 The Cohasset Zoning Board of Appeals will hold a hybrid public hearing on Monday, February 2, 2026, at 7 p.m. at 91 Sohier Street, Willcutt Commons regarding an application filed by GSD Estate Nominee Trust for the property located at 54-60 Beach Street, Cohasset, MA, as shown on Assessor's Parcel ID: 54-1001/2. The hearing is also accessible via Zoom, Webinar ID: 886 4973 0039, Passcode: 929648. The applicant seeks a dock special permit for installation of a dock and reconstruction in the Floodplain and Watershed Protection Overlay District. File #: 26.01.05a.
 Application and plans can be viewed in the Town Clerk's Office at Cohasset Town Hall. For digital copies of the application materials, please email ajillis@cohassetma.gov
 David McMorris, Chair
 Cohasset Zoning Board of Appeals
 ADR 11988260
 PL 01/16 & 01/23/2026

Public Notices
 76 Beach St.
LEGAL NOTICE
NOTICE OF PUBLIC HEARING
COHASSET ZONING BOARD
 The Cohasset Zoning Board of Appeals will hold a hybrid public hearing on Monday, February 2, 2026, at 7 p.m. at 91 Sohier Street, Willcutt Commons regarding an application filed by Michael Black and Justin Black for the property located at 76 Beach Street, Cohasset, MA, as shown on Assessor's Parcel ID: E419-003. The hearing is also accessible via Zoom, Webinar ID: 886 4973 0039, Passcode: 929648. The applicant seeks a special permit to extend the single-family dwelling and reconstruct the attached garage. File #: 26.01.05b.
 Application and plans can be viewed in the Town Clerk's Office at Cohasset Town Hall. For digital copies of the application materials, please email ajillis@cohassetma.gov
 David McMorris, Chair
 Cohasset Zoning Board of Appeals
 ADR 11988366
 PL 01/16 & 01/23/2026

Public Notices
 9 PORTERS COVE ROAD HINGHAM
LEGAL NOTICE
PUBLIC HEARING
 The Hingham Conservation Commission will hold a public hearing pursuant to M.G.L. Ch. 131, Section 40 and the Hingham Wetlands Protection Bylaw on JANUARY 26, 2026 at 7:00PM in a remote meeting via Zoom (Dial In: 929-205-6099, Website: <https://zoom.us/join Meeting ID: 825 1522 3257>), by the NOTICE OF INTENT filed by 8 PORTERS COVE ROAD LLC for property located at 9 PORTERS COVE ROAD HINGHAM MA 02043 (ASSESSORS MAP 30, LOT 23). The proposal is to chemically treat and remove non-native invasive vegetation (privet) through a multi-year vegetation management plan. The application and plans for said proposal will be posted on the Commission's website at www.hingham.ma.gov/866/Pending-Applications at least 48 hours in advance of the hearing.
 ADR 11986955
 PL 01/16/2026

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